

**MINUTES OF
SPECIAL BOARD OF ADJUSTMENTS MEETING
CITY OF TOMBALL, TEXAS**

THURSDAY, JULY 13, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Brett Tynes at 6:00 p.m. Other members present were:

Board Member April Gray
Board Member Tina Roquemore
Board Member Jarmon Wolfe
Alternate Board Member Robert Maxwell

Board Member Billy Hemby - Absent

Others present:

Planner – Amelia Lindley
City Attorney – Loren Smith
Administrative Assistant – Elizabeth Jones
Assistant City Engineer – Wesley Stolz
Intern – Ashley Yoder

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- 2.0 No Public Comments were received.

- 3.0 Amelia Lindley, Planner, announced the following:

- Introduced the newest member of Community Development, Wesley Stolz, Assistant City Engineer.
- Introduced the Community Development Intern, Ashley Yoder.

- 4.0 Motion was made by Board Member Roquemore, second by Board Member Wolfe, to approve the Minutes of Special Board of Adjustments Meeting of April 27, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P17-0064:** Request by Gary Sherrill for a variance from Section 50-71 (d)(2) (*Size of yards*) to allow a 10 foot side setback where a 15 foot setback is required on a corner lot. The project site is approximately 0.1607 acres, legally described as Lot 33 Block 87 Kaycen Crossing, generally located at the southeast corner of Howard Street and Texas Street and is zoned

Single-Family 6 District.

The Public Hearing was opened by Chairman Tynes at 6:02 p.m.

Amelia Lindley, Planner, presented the staff report with the inability to recommend approval.

Catherine Stanley, representative of the applicant, (16623 Avenfield Road, Tomball, Texas, 77377) spoke on behalf of the request.

Dee Scott, representative of the applicant, (25303 Wildflower Drive, Magnolia, Texas 77354) spoke on behalf of the request.

Hearing no comments, The Public Hearing was closed at 6:12 p.m.

Motion was made by Board Member Roquemore, second by Board Member Gray, to approve **BOA Case P17-0064**. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member April Gray	<u>Aye</u>
Board Member Tina Roquemore	<u>Aye</u>
Board Member Jarmon Wolfe	<u>Aye</u>
Alternate Board Member Robert Maxwell	<u>Aye</u>

Motion carried unanimously.

- 5.2 Consideration to approve **BOA Case P17-0066**: Request by Josh Burns for a variance from Section 50-71(d)(1) (*Size of lots*) to allow a lot to be less than 6,000 square feet and a variance from Section 50-71 (d)(2) (*Size of yards*) to allow a 10 foot rear yard setback where a 15 foot setback is required. The project site is approximately 0.172 acres, legally described as Lot 11 Block 1 Main Street - Tomball, generally located at the northeast corner of Arnold Street and Holderrieth Boulevard and is zoned Single-Family 6 District.

The Public Hearing was opened by Chairman Tynes at 6:23 p.m.

Amelia Lindley, Planner, presented the staff report and recommendation of approval.

Josh Burns, Applicant, (202 Baker Drive, Tomball, Texas 77375) spoke on behalf of the request.

Hearing no comments, The Public Hearing was closed at 6:29 p.m.

Motion was made by Board Member Roquemore, second by Board Member Gray, to approve **BOA Case P17-0066** with the condition that the lots be not less than 3,000 square feet and that the ten foot rear yard setback only apply to the lot on Holderrieth

Boulevard. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member April Gray	<u>Aye</u>
Board Member Tina Roquemore	<u>Aye</u>
Board Member Jarmon Wolfe	<u>Aye</u>
Alternate Board Member Robert Maxwell	<u>Aye</u>

Motion carried unanimously.

- 6.0 Motion was made by Board Member Roquemore, second by Board Member Gray, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:32 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Wesley Stolz
Board Secretary

Brett Tynes
Chairman